

ARTICLE XI

OFF-STREET AUTOMOBILE PARKING AND LOADING AND UNLOADING SPACES

Section 1100. Off-Street Automobile Parking and Loading and Unloading Spaces Required. Off-street automobile parking and loading and unloading spaces shall be provided, as specified in this Ordinance, for uses and structures hereafter established.

Any building or use that is subsequently enlarged shall meet the off-street parking and loading and unloading space requirements of this Ordinance for the original building plus the addition made.

Section 1101. Plan and Design Standards. The following are required plan and design standards for off-street parking and loading and unloading spaces.

1. Required area for Each Parking Space. Each automobile parking space shall be not less than nine feet wide and twenty feet deep. Adequate interior driveways shall connect each parking space with a public street.
2. Interior Driveways. Interior driveways when used with ninety-degree-angle parking shall be at least 24 feet wide; when used with sixty-degree-angle parking, at least eighteen feet wide. When used with parallel parking or when there is no parking, interior driveways shall be at least twelve feet wide for one-way traffic and at least twenty-four feet wide for two-way traffic.
3. Surfacing, Drainage and Lighting. All required off-street parking and loading and unloading areas shall be properly drained and paved to avoid water, dust, and mud problems. Off-street parking facilities for nonresidential development used at night shall be properly illuminated for the safety of pedestrians and vehicles and for policing. The lighting shall be designed so as not to reflect or cause glare in any residential district.
4. Location of Required Off-Street Parking Spaces on Other Property. If the required automobile off-street parking spaces cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on other off-street property lying not more than four hundred feet from the main entrance to the principal use. In this situation, the applicant shall submit, with his application for a building permit or occupancy permit, an instrument duly executed and acknowledged, which accepts as a condition for the issuance of a building permit or an occupancy permit, the permanent availability of such off-street parking facilities to serve his principal use.
5. Sharing of Required Off-Street Parking Spaces. One half of the off-street parking spaces required by a use whose peak attendance will be at night or on Sundays may be assigned to a use that will be closed at night or on Sundays.

Section 1102. Handicapped Parking. Parking lots servicing commercial, industrial and public buildings shall include level parking spaces at least twelve feet wide, identified by pavement markings and above-grade signs as being reserved for physically handicapped persons. One such space shall be provided in each twenty five spaces for the first one hundred

spaces, and one additional handicapped space shall be provided for each additional one hundred spaces.

Section 1103. Extension of Parking Area into a Residential Zone. Any required parking lot may extend up to 120 feet into an area zoned residential; provided the parking area is contiguous, meaning property lines abut, to a commercial, industrial, hospital service or office-institution district; and is separated from abutting properties in a residential district by a five foot wide planted buffer strip. Property shall not be considered "contiguous" if separated by the right-of-way of a street or railroad (unless the Board of Development Appeals shall grant a variance for the same under the power and authority to grant variances by this code). Such "contiguous" area shall at all times be owned by the property owner using the same.

Section 1104. Minimum Number of Off-Street Parking Spaces Required. The following are the minimum number of off-street parking spaces required. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use.

1. Automobile Sales and Service. One space for each regular employee plus one space for each 250 square feet of floor area, plus spaces for inventory vehicles.
2. Banks and Professional Offices. One space for each 200 square feet of floor area.
3. Bed and Breakfast. One for the owner(s) and one for each guest room.
4. Beauty Parlors and Barber Shops. Two spaces for each operator.
5. Bowling Alley. Five spaces per alley plus requirements for any other use associated with the establishment, such as a restaurant.
6. Central City Residential. One space per 400 square feet of gross floor space.
7. Churches. One space for each four seats in main auditorium.
8. Convenience Stores. One space per each 200 square feet of gross floor space.
9. Dormitories. Three spaces for each four occupants.
10. Fraternity and Sorority Houses. Four times the minimum lawful number of resident members.
11. Funeral Parlors. One space for each four seats in the chapel plus space for each funeral vehicle.
12. Furniture and Appliance Stores. One space for each 500 square feet of showroom.
13. Gasoline Service Station. One space (in addition to service area) for each pump and three spaces for each grease rack or similar facility plus one space for each attendant.

14. Hospitals and Nursing Homes. One space for each four beds plus one space for each staff or visiting doctor plus one space for each employee on the largest shift.
15. Hotels, Motels and Tourist Courts. One space for each guest bedroom plus one space for each two employees on the largest shift.
16. Industrial Plants. One space for each two employees on the largest single shift plus one space for each company vehicle operating from the premises.
17. Kindergartens and Nursery Schools. One and one half (1½) space for each employee plus safe and convenient offstreet spaces for loading and unloading of students.
18. Lodges and Clubs. One space for each 100 square feet of assembly area, or one space for each ten members, whichever is larger.
19. Libraries and Similar Uses. One space for each 400 square feet of gross space to which the public has access.
20. Mobile Home Lots. Two spaces for each lot.
21. Offices. One space for each 300 square feet of floor space.
22. Personal Care Homes. One space for each three beds and one space per employee.
23. Places of Amusement or Assembly Without Fixed Seats. One space for each 200 square feet of floor space devoted to patron use.
24. Places of Public Assembly. One space for each four seats in the principal assembly room.
25. Residence. Two spaces for each dwelling unit.
26. Restaurants. One and one half space for each four seats provided for patron use.
27. Retail Business. One space for each 300 feet of gross floor area.
28. Rooming and Boarding Houses. One space for each bedroom.
29. Schools. One space for each employee, including teachers and staff member, plus off-street space for the safe and convenient loading and unloading of students, plus additional facilities for student parking taking into consideration the total number of students, the percentage of students driving automobiles and the parking requirements for stadium, gymnasium and auditorium use.
30. Wholesale and Warehousing. Two spaces for each employee plus one space for each company vehicle operating from the premises.

Section 1105. Off-Street Loading and Unloading Spaces. On every lot on which a business, trade or industry use is hereafter established, space shall be provided as herein

indicated for the loading and unloading of vehicles off the public street or alley. Such spaces shall have access to an alley or, if there is no alley, to a street.

Minimum loading and unloading space requirements are:

1. Retail Business. One space of at least ten by thirty feet for each 3,000 square feet of gross floor area or fraction thereof.
2. Wholesale Business and Industry. One space of at least ten by sixty feet for each 10,000 square feet of gross floor area or fraction thereof.
3. Bus and Truck Terminals. Sufficient space to accommodate the maximum number of buses or trucks to be stored or to be loaded or unloaded at the terminal at any one time.
4. Automobile Sales. Sufficient spaces of at least ten by seventy feet for unloading of the maximum number of vehicle delivery trucks to be unloaded at any one time.

120-3-20-.17 Parking and Passenger Loading Zones.

(1) **Minimum Number.** Parking spaces required to be accessible by rule 120-3-20-.07 shall comply with rules 120-3-20-.17(2) through 120-3-20-.17(5). Passenger loading zones required to be accessible by rule 120-3-20-.07 shall comply with rules 120-3-20-.17(5) and 120-3-20-.17(6).

(2) **Location.** Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

(3) **Parking Spaces.** Accessible parking spaces shall be at least 96 inches (2440 mm) wide. Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with rule 120-3-20-.14. Two accessible parking spaces may share a common access aisle (see Fig.9). Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

Note: The increasing use of vans with side-mounted lifts or ramps by persons with disabilities has necessitated some revisions in specifications for parking spaces and adjacent access aisles. The typical accessible parking space is 96 inches (2440 mm) wide with an adjacent 60 inches (1525 mm) access aisle. However, this aisle does not permit lifts or ramps to be deployed

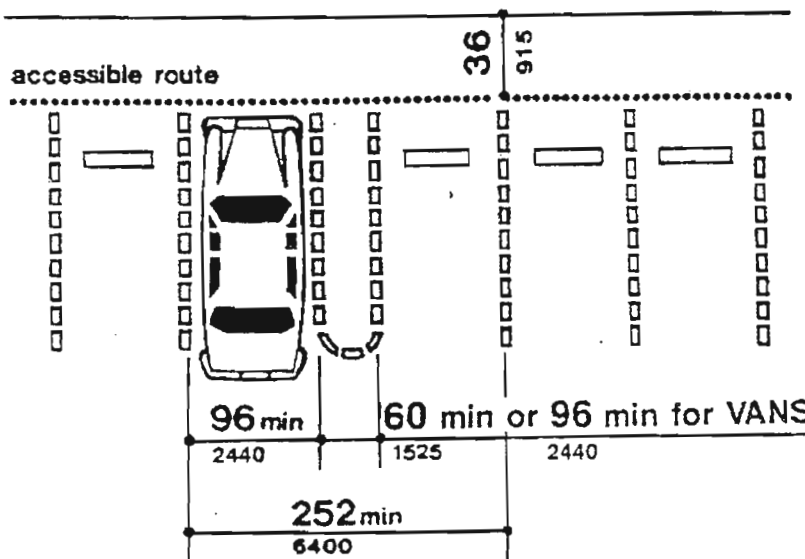
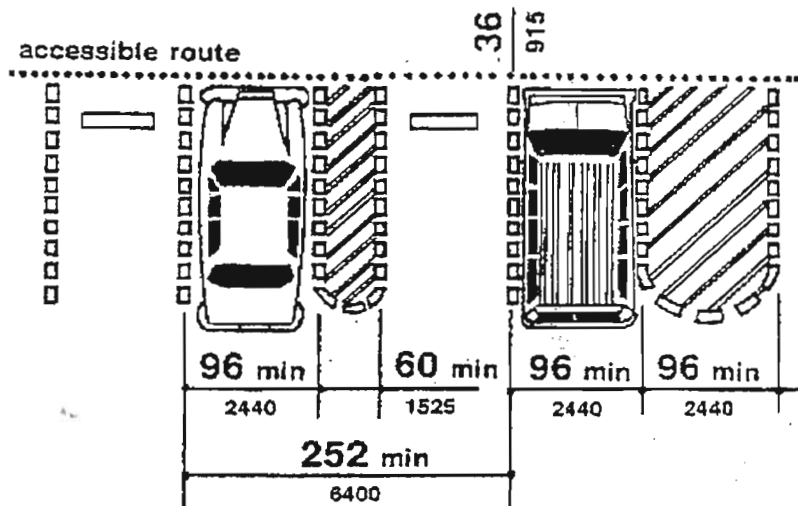


Fig. 9
Dimensions of Parking Spaces

and still leave room for a person using a wheelchair or other mobility aid to exit the lift platform or ramp. In tests conducted with actual lift/van/wheelchair combinations, (under a Board-sponsored Accessible Parking and Loading Zones Project) researchers found that a space and aisle totaling almost 204 inches (5180 mm) wide was needed to deploy a lift and exit conveniently. The "van accessible" parking space required by these rules provides a 96 inches (2440 mm) wide space with a 96 inches (2440 mm) adjacent access aisle which is just wide enough to maneuver and exit from a side mounted lift. If a 96 inches (2440 mm) access aisle is placed between two spaces, two "van accessible" spaces created. Alternatively, if the wide ar



(a)
Van Accessible Space at End Row

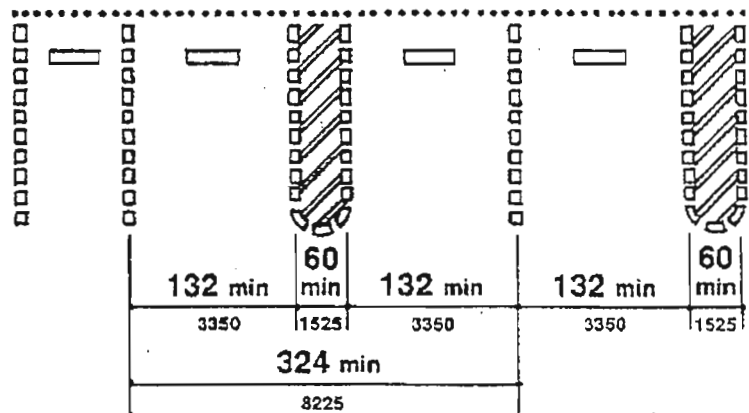
aisle is provided at the end of a row (an area often unused), it may be possible to provide the wide access aisle without additional space (see Fig. A5(a)).

A sign is needed to alert van users to the presence of the wider aisle, but the space is not intended to be restricted only to vans.

"Universal" Parking Space Design. An alternative to the provision of a percentage of spaces with a wide aisle, and the associated need to include additional signage, is the use of what has been called the "universal" parking space design. Under this design, all accessible spaces are 132 inches (3350 mm) wide with a 60 inches (1525 mm) access aisle (see Fig. A5(b)). One advantage to this design is that no additional signage is needed because all spaces can accommodate a van with a side-mounted lift or ramp. Also, there is no competition between cars and vans for

spaces since all spaces can accommodate either. Furthermore, the wider space permits vehicles to park to one side or the other within the 132 inches (3350 mm) space to allow persons to exit and enter the vehicle on either the driver or passenger side, although, in some cases, this would require exiting or entering without a marked access aisle.

An essential consideration for any design is having the access aisle level with the parking space. Since a person with a disability, using a lift or ramp, must maneuver within the access aisle, the aisle cannot include a ramp or sloped area. The access aisle must be connected to an accessible route to the appropriate accessible entrance of a building or facility. The parking access aisle must either blend with the accessible route or have a curb ramp complying with rule 120-3-20-.18. Such a curb ramp opening must be located within the access aisle



(b)
Universal Parking Space Design

Fig. A5
Parking Space Alternatives

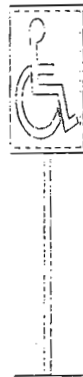
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boundaries, not within the parking space boundaries. Unfortunately, many facilities are designed with a ramp that is blocked when any vehicle parks in the accessible space. Also, the required dimensions of the access aisle cannot be restricted by planters, curbs or wheel stops.

(4) **Signage.** Accessible parking spaces shall be designated as reserved by a sign complying with 120-3-20.41(7) and the following:

O.C.G.A. 40-6-221

Provide a blue metal reflective sign which is at least 12" inches width and 18" inches length and is erected at 60" from ground to bottom of the sign in such a manner that it will not be obscured by a vehicle parked in the space and bearing the international symbol for accessibility. The warning required in this subparagraph shall be centered on the sign, printed in white, and shall occupy not less than 75 % of the sign.



Auto 5'-0"

Van 7'-0"

to bottom

of sign

Spaces complying with rule 120-3-20-.07(e)(2) shall have an additional sign stating "**Van-Accessible**" mounted below the symbol of accessibility.

Such signs shall be located so they cannot be obscured by a vehicle parked in the space. The bottom of signs for accessible autos parking spaces shall be at least 60 inches above grade and 84 inches for accessible van parking spaces.

Note: Signs designating parking places for disabled people can be seen from a driver's seat if the

signs are mounted high enough above the ground and located at the front of a parking space.

(5) **Vertical Clearance.** Provide minimum vertical clearance of 114 inches (2895 mm) at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrance(s) and exit(s). At parking spaces complying with rule 120-3-20-.07(e)(2), provide minimum vertical clearance of 98 inches (2490 mm) at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).

Note: High-top vans, which disabled people or transportation services often use, require higher clearances in parking garages than automobiles.

(6) **Passenger Loading Zones.** Passenger loading zones shall provide an access aisle at least 60 inches (1525 mm) wide and 20 feet (240 inches)(6100 mm) long adjacent and parallel to the vehicle pull-up space (see Fig. 10). If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with rule 120-3-20-.18 shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

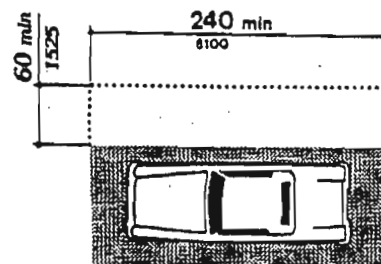


Fig. 10
Access Aisle at Passenger Loading Zones